This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Luke Myers
1329 Gen George Patton Rd.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Owner

BILL GARRETT, Davidson County
Trans:T20110016324 DEEDWARR
Recvd: 03/21/11 09:03 4 pgs
Fees:23.00 Taxes:259.00
20110321-0021637

MAP	**142-09**
GROUP	**E**
PARCEL	**115**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Danielle Janatti-Idrissi, individually and as Executrix under the Last Will and Testament of Suzanne O'Brien, deceased,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Luke Myers and wife, Molly Myers**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **1329 Gen George Patton Rd., Nashville, Tennessee 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and their heirs and assigns, against the lawful

claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this **the 15th** day of **December, 2010.**

Danielle Janati Idrissi, Executrix

Danielle Janatti Idrissi, Executrix

Danielle Janati Idrissi

Danielle Janatti Idrissi, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Danielle Janatti Idrissi,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged herself to be **Executrix** of **The Estate of Suzanne O'Brien**, the within named bargainor, and that she as being authorized, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 15th day of December, 2010.

ROBERT M. LOFTIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: 5/8/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Danielle Janatti Idrissi, Individually,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 14th day of December, 2010.

NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/12

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $70,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of December, 2010.

NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5.8.12

A certain tract or parcel of located in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 1329, together with the Carport designated No. 1329 C, in River Plantation, Section Seven, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road and General George Patton Road, Nashville, Davidson County, Tennessee, as shown on the plat of River Plantation, Section Seven, Condominium Apartments, record in Book 5200, page 705 and 706, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive convenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of River Plantation, Section Seven, Condominium Aparatments, contained in the Master Deed, and By-Laws appended thereto, recorded in Book 6226, page 9, Register's Office for Davidson County, Tennessee and are incorporated in this deed by reference and made part hereof the sama as though copied herein.

Being the same property conveyed to Suzanne O'Brien by deed from Dorothy M. Coltharp, unmarried, of record in Instr. 20071001-0116380, Register's Office for Davidson County, Tennessee. Suzanne O'Brien is now deceased and title to said property was devised to Danielle Janatti-Idrissi under her Last Will and Testament, Docket 09P734, on file in the offices of the Circuit Court (Probate Division) Davidson County, Tennessee.